

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Council members

FROM/PHONE: Mark Kutney, Development Services Director (954) 797-1101

SUBJECT: Site Plan
Application No., SP 10-5-00
Project Name and Location: Home Depot
5801 S. University Drive, East of SW 82nd Ave. North of Stirling Road

TITLE OF AGENDA ITEM: Home Depot at University Creek Plaza

REPORT IN BRIEF: The applicant requests site plan approval to build a 110,756 square foot Home Depot store, parking and landscaping within the Stirling Trail Shopping Center. The store will be built in place of the existing vacant structure to be removed. The proposed layout of the proposed structure will push the east building wall approximately 9' closer to University Drive eliminating the existing service drive. The front facade will face south with loading and service facing the existing shopping center to the north. The building will reflect the typical "Home Depot" style architecture with orange metal seam roof canopies over the entrances and pick up areas, tan textured stucco walls and orange accent banding along the mid portion of the building. A garden center is proposed on the west end of the building surrounded by a 13' chain link fence and attached shade cloth with an orange "A- Frame" roofing structure above. Access to the site will remain as existing off of University Drive to the north and south of the building. Parking has been reconfigured with additional landscape islands and medians. The total number of parking stall required for the Home Depot use is five hundred forty six (546) with five hundred forty eight (548) provided. The total number of spaces provided for the center is eight hundred eighty eight (888). Landscaping has been designed to preserve the majority of trees located in the buffer along University Drive as well as providing the code required trees and shrubs.

PREVIOUS ACTIONS: Three variances were approved by Town Council on March 21, 2001 to increase the building size from 40,000 square feet as permitted in the B-2 zoning district to allow 136,467 square foot retail store, to increase the allowable shopping center square footage from 100,000 square feet to 207,764 square feet and to reduce the number of required parking spaces from 971 to 888. A rezoning was approved on April 4, 2001 to change the zoning from A-1 to B-2 on a 6.12 acre portion of the site proposed as parking and retention.

CONCURRENCES: Site Plan Committee: motion to approve based on the following: that there be a 125 foot long parapet on the north elevation; that there be an element on the east elevation which repeats the entrance feature with the canopy; that there be an additional variegated Arborcola hedge against the east wall to "free-form" with the yellow Tabebuia; that there be eight additional, eight-foot-tall yellow Tabebuia trees in clusters between the columns; that this be subject to the fourth recommendation made by staff in the planning report [completing the tree mitigation requirements by Earth Advisors before a Certificate of Occupancy is issued]; and that all the Oak trees in the berm area, with the

SP 10-5-00

exception of the one tree that had been identified by staff, would remain untouched. (motion carried 4-0, James Marcellino absent, May 8, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 10-5-00

Attachment(s): Planning Report, Land Use Map, Subject Site Map, Aerial,

Application #: SP 10-5-00
Home Depot at University Creek Plaza

Item No.

Revisions:

Exhibit “A”:

Original Report Date: May 8, 2001

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner :

Name: Fidel and Rosalba Farias

Address: 5850 SW 82nd Ave.

City: Davie, Fl. 33634

Phone: (954) 771-3123

Agent:

Name: Home Depot

Address: 5463 West Waters Ave.

City: Tampa, Fl. 33634

Phone: (813) 243-2080

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 5801 S. University Drive, East of SW 82nd Ave. North of Stirling Road

Land Use Plan Designation: Commercial

Zoning: B-2 (Community Business District) A-1 (Agricultural)

Existing Use: Vacant retail building in the University Creek Plaza

Surrounding Land Use:

North: Main Street Plaza

South: Existing Shopping Center

East: University Drive

West: 82nd Avenue/residential

Surrounding Zoning:

SP 10-5-00

North: B-2 (Community Business District), /B-1 (Neighborhood Business District)

South: B-2 (Community Business District), /A-1 (Agricultural District)

East: CC (Commerce Center District) across University Drive

West: CF (Community Facility) across 82nd Avenue

ZONING HISTORY

Previous Requests on Same Property: Three variances were approved on March 21, 2001 to increase the building size from 40,000 square feet as permitted in the B-2 zoning district to allow 136,467 square foot retail store, to increase the allowable shopping center square footage from 100,000 square feet to 207,764 square feet and to reduce the number of required parking spaces from 971 to 888. A rezoning was approved on April 4, 2001 to change the zoning from A-1 to B-2 on a 6.12 acre portion of the site proposed as parking and retention.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval to build a 110,756 square foot Home Depot store, parking and landscaping within the Stirling Trail Shopping Center. The store will be built in place of the existing vacant structure to be removed. The proposed layout of the proposed structure will push the east building wall approximately 9' closer to University Drive eliminating the existing service drive. The front facade will face south with loading and service facing the existing shopping center to the north.
2. *Building:* The building will reflect the typical "Home Depot" style architecture with orange metal seam roof canopies over the entrances and pick up areas, tan textured stucco walls and orange accent banding along the mid portion of the building. A garden center is proposed on the west end of the building surrounded by a 13' chain link fence and attached shade cloth with an orange "A- Frame" roofing structure above.
3. *Access:/parking:* Access to the site will remain as existing off of University Drive to the north and south of the building. Parking has been reconfigured with additional landscape islands and medians. The total number of parking stall required for the Home Depot use is five hundred forty six (546) with five hundred forty eight (548) provided. The total number of spaces provided for the center is eight hundred eighty eight (888).
4. *Landscaping:* The landscape has been designed to accommodate some of the well conditioned existing trees along the University Drive buffer as well as providing

canopy and flowering trees within the parking and retention areas. Landscape planters have been designed adjacent to the front building wall between the roof canopies planted with Alexander palms and ground cover. Canopy trees have been provided in all parking islands with the exception of the plantings under the FPL easement to the west. Thirty two (32) percent open space has been provided

5. *Signage:* Signage shall not be part of this review.
6. *Drainage:* A dry retention area is provided on the west end of the site.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The project is within the Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of proposed Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half.

Broward County Land Use Plan: The subject site is governed by the plat titled "Main Street Plat" restricted to 114,484 square feet of commercial use and 31,628 square feet of office use. A delegation request to change the plat note restriction from 114, 484 square feet of commercial use to 138,325 square feet was approved by Town Council on September 20, 2000.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 10-5-00 subject to the following conditions prior to the issuance of a building permit:*

1. Completing the tree mitigation requirements by Earth Advisors before a certificate of Occupancy is issued.
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Site Plan Committee

Site Plan Committee Recommendation: motion to approve based on the following: that there be a 125 foot long parapet on the north elevation; that there be an element on the east elevation which repeats the entrance feature with the canopy; that there be an additional variegated Arbutus hedge against the east wall to “free-form” with the yellow Tabebuia; that there be eight additional, eight-foot-tall yellow Tabebuia trees in clusters between the columns; that this be subject to the fourth recommendation made by staff in the planning report [completing the tree mitigation requirements by Earth Advisors before a Certificate of Occupancy is issued]; and that all the Oak trees in the berm area, with the exception of the one tree that had been identified by staff, would remain untouched. (motion carried 4-0, James Marcellino absent, May 8, 2001).

Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____





